

Mr. Rob Smith
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2024/146898/01-L01
Your ref: NYM/2024/0123
Date: 14 March 2024

Dear Mr. Smith

APPLICATION FOR VERIFICATION CHECK OF CONDITIONS 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70,71, 76, 80, 88, 89, 90, 91, 92, 93, 94 AND 95 OF PLANNING APPROVAL NYM/2017/0505/MEIA AT LAND AT WOODSMITH MINE (FORMERLY DOVES NEST FARM & HAXBY PLANTATION), SNEATONTHORPE (MINEHEAD); UNDERNEATH 252 KM2 OF THE NYMNP (WINNING & WORKING OF MINERALS); A CORRIDOR EXTENDING UNDERGROUND FROM THE EDGE OF THE NP BOUNDARY TO WILTON COMPLEX (MINERAL TRANSPORT SYSTEM); LADYCROSS PLANTATION NEAR EGTON, LOCKWOOD BECK FARM NEAR MOORSHOLM, TOCKETTS LYTHE, NEAR GUISBOROUGH (INTERMEDIATE SHAFT SITES); LADYCROSS PLANTATION NEAR EGTON, LOCKWOOD BECK FARM NEAR MOORSHOLM, TOCKETTS LYTHE, NEAR GUISBOROUGH (INTERMEDIATE SHAFT SITES); SITE WITHIN THE EASTERN LIMITS OF THE WILTON COMPLEX, TEESIDE (TUNNEL PORTAL).

Thank you for inviting the Environment Agency to comment upon the above planning application. We have undertaken a verification check of the 3no. hydrogeological planning conditions for Phase 9 Works.

The Environment Agency understands that the Phase 9 works comprise:

- Construction and use of Adit connection to the Mineral Transport System (MTS) shaft;
- Tunnel boring support works;
- Installation of service trenches and walkways;
- Operation of grout plan

Itemised below, please find our response associated to the verification of hydrogeological aspects, particularly related to planning conditions 88-90:

Planning Condition 88 - Hydrogeological Risk Assessment and Ground Water & Surface Water Monitoring Scheme - Ladycross Plantation – Phase 8 Works – NYMNPAs Condition 88 & 90 Hydrogeological Risk Assessment – 40-STS-LC-2100-EN-RA-00005. Ladycross Plantation – Phase 8 Works – NYMNPAs Condition 88 Construction & Operation Groundwater & Surface Water Monitoring Scheme – 40-STS-LC-2100-EN-PL-00037. *The Phase 8 Hydrogeological Risk Assessment remains applicable to the Phase 9 works.*

The Phase 8 HRA will remain applicable to the Phase 9 works.
This being the case, Yorkshire GWCL team are satisfied that the condition can be partially discharged.

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Planning Condition 89 - Remedial Action Plan - Ladycross Plantation – Phase 8 Works – Remedial Action Plan – 40- STS-LC-2100-EN-PL-00044 - *The Phase 8 Remedial Action Plan remains applicable to the Phase 9 works.*

The Phase 8 Remedial Action Plan remains applicable to the Phase 9 works.
This being the case, Yorkshire GWCL team are satisfied that the condition can be partially discharged.

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Planning Condition 90 - Groundwater Management Scheme - Ladycross Plantation – Phase 8 Works – NYMNPAs Condition 88 & 90 Hydrogeological Risk Assessment – 40-STS-LC-2100-EN-RA-00005. *The Phase 8 Hydrogeological Risk Assessment remains applicable to the Phase 9 works.*

The Phase 8 HRA will remain applicable to the Phase 9 works.
This being the case, Yorkshire GWCL team are satisfied that the condition can be partially discharged.

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We hope these comments are useful in the determination of this planning application.

Yours sincerely,

Mr. Neil Wallace
Planning Specialist

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No:

NYM24/0123

Proposed Development:

verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA

Location:

Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km² of the NYMNP (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal)

Applicant:

Anglo American Woodsmith Ltd

CH Ref:

TD/D3/796

Case Officer:

James Kennedy

Area Ref:

4/31/134AA

Tel:

County Road No:

e-mail:

To:

North York Moors National
Park Authority

Date:

12 March 2024

FAO:

Rob Smith

Copies to:

The anticipated traffic movements will be within the previously agreed limits for the site Construction Traffic Management Plan. It is accepted the limits on vehicle movements, vehicle routing, traffic monitoring and staff travel arrangements set out in the Plan remain appropriate for this phase. Access arrangements and on site parking remain unchanged and therefore the Highway Authority has no objection to the discharge of the conditions relating to NYM/2024/0123.

Signed:

James Kennedy

For Corporate Director of Environment

Issued by:

Transport and Development
County Hall
Northallerton

e-mail:

OFFICIAL

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM24/0123

FAO: Mr Rob Smith
Development Management
North York Moors
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2024/0123
Our Ref: 24/00512/EHC100
Please ask for: Jack Hopper

Friday 8 March 2024

Dear Sir or Madam,

Application No: NYM/2024/0123

Address: Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km² of the NYMNP (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal)

Proposal: Application for verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA

Further to your consultation dated 26 February 2024, I have considered the information provided by the applicant and would make the following comments in relation to condition 18 (Noise & Vibration):

Condition 18 requires that:

Prior to the commencement of each Phase of Construction at Dove's Nest Farm or Lady Cross Plantation, a Noise and Vibration Management Plan (NVMP) for the control, mitigation and monitoring of noise and vibration for both construction and operational phases at the two sites shall be submitted to and approved in writing by the MPA in consultation with the SBC EHO. The scheme shall set out the following:

- *Noise-sensitive receptors for which predictions shall be made and at which the noise and vibration limits shall apply and which shall include recreational receptors.*
- *Predicted noise levels at the noise-sensitive receptors from noise and vibration generated at the DNF and LCP sites for the key construction phases during the forthcoming year including any periods in which the higher daytime limit of 70 dB*

LAeq shall apply (permitted 56 days for temporary works to create noise-reducing bunds and/or barriers as per Conditions 20 and 22).

- The best practicable means which will be used to control noise and vibration levels on site including such measures proposed in the York Potash Environmental Statement (September 2014 as updated by the Supplementary Environmental Statement dated February 2015) and the Supplementary Environmental Statement dated July 2017 (updated by further information dated October and November 2017) as relevant. Such measures shall include, but are not limited to: the use of the quietest available plant, equipment and techniques; the regular maintenance and inspection of such plant and equipment; the use of cladding, attenuators and barriers to reduce noise levels from noisy plant and operations; the specification of appropriate reversing alarms to minimise annoyance; and, measures to reduce vibration and air overpressure during blasting.*
- Details of the noise and vibration monitoring system to be installed around the DNF and LCP sites to continuously log noise levels during construction and operation. The NVMP shall recommend the number and location of noise monitors installed around the boundaries of the Dove's Nest Farm and Lady Cross Plantation sites during different phases of construction and operation and shall include at least four monitors at key residential receptors near the Dove's Nest site and at least three monitors at key residential receptors near the Lady Cross Plantation site. The precise number and location of noise monitors shall be set out in the NVMP. The developer shall use reasonable endeavours to obtain access to the residential receptor properties for the installation of noise monitors and only if access cannot be obtained the number or location of noise monitors may be reduced. The MPA and the SBC EHO and/or their advisers shall be granted access to inspect the noise and vibration data whenever required, records of the data should be kept for a reasonable period and these records should be accessible by the public.*
- Details of the procedure to be followed in the event that the noise predictions detailed in the NVMP or the noise limits detailed in conditions 20 to 23 are exceeded. Such procedures shall require the investigation of the reasons for the breach of the limits and the cessation of the activity causing the breach until such a time as additional mitigation can be provided.*
- Details of how the residents will be informed and consulted about the site operations and progress, particularly in regard to blasting and especially noisy operations including details of complaints logging and management procedures and a 24-hour telephone incident hotline. Details of the procedure for investigating complaints and informing complainants of the results of such investigations and of any actions resulting from them.*

The NVMP shall be adhered to at all times unless agreed previously in writing by the MPA. The NVMP shall be updated and agreed whenever appropriate to reflect changes in the programme during construction and operation and at intervals not less than 6 months after the initial start on site and thereafter annually.

Conditions 20 to 25 stipulate the noise threshold criteria:

20: Day-time (07.00 hrs to 19.00 hrs) noise levels LAeq 1hr from mine construction at the Dove's Nest site, excluding blasting operations, shall not exceed 55 dB LAeq 1hr and for short-term, construction activities solely relating to the demolition of existing buildings and erection of new structures excluding earth mound and bunds shall not exceed 65dB LAeq 1hr. An upper limit of 70 dB LAeq 1hr for the purposes of temporary noisy operations to provide noise-reducing earth bunds and / or barriers may be permitted for up to 56 days in any calendar year provided such temporary operations are specified and agreed in the NVMP described in Condition 18. Each calendar day when the higher temporary noise level is exceeded shall be counted as one day. Noise levels shall be measured in accordance with BS 4142: 2014 and the limits apply at the curtilage boundary of residential properties and at the following recreational receptors: Falling Foss tea room, Lound House Camp / Caravan site, Sneaton Foss Lane Caravan site and at any location on the Wainwright Coast to Coast walk footpath as illustrated in drawing number PB1110-P2-7-002 which is Figure 7.2 of Part 2 of the York Potash Project Mine, MTS and MHF Environmental Statement dated September 2014.

21: Evening (19.00 hrs to 22.00 hrs) and night-time (22.00 to 07.00 hrs) noise levels LAeq 1hr from mine construction at the Dove's Nest site, excluding blasting operations, shall not exceed 42 dB LAeq 1hr. Noise levels shall be measured in accordance with BS 4142: 2014 and the limits apply at the curtilage boundary of residential properties and at the following recreational receptors: Lound House Camp / Caravan site and Sneaton Caravan site.

22: Day-time (07.00 hrs to 19.00 hrs) noise levels LAeq 1hr from mine construction at the Lady Cross Plantation site, excluding blasting operations, shall not exceed 55 dB LAeq 1hr and for short-term, construction activities solely relating to the demolition of existing buildings and erection of new structures excluding earth mound and bunds shall not exceed 65dB LAeq 1hr. An upper limit of 70 dB LAeq 1hr for the purposes of temporary noisy operations to provide noise-reducing earth bunds and / or barriers may be permitted for up to 56 days in any calendar year provided such temporary operations are specified and agreed in the NVMP described in Condition 18. Each calendar day when the higher temporary noise level is exceeded shall be counted as one day. Noise levels shall be measured in accordance with BS 4142: 2014 and shall apply at the curtilage boundary of residential properties and at the following recreational receptors: on the open access land to the north and east of the site at OS Grid Reference locations 816084 and 819077.

23: Evening (19.00 hrs to 22.00 hrs) and night-time (22.00 to 07.00 hrs) noise levels LAeq 1hr from mine construction at the Lady Cross Plantation site, excluding blasting operations, shall not exceed 42 dB LAeq 1hr. Noise levels shall be measured in accordance with BS4142: 2014 and the limits apply at the curtilage boundary of residential properties.

24: Noise levels (air overpressure) from blasting shall not exceed 115dB (linear peak) as measured at any residential properties. No blasting shall take place outside the period 0700 until 2200 unless agreed in advance in writing by the MPA and it can be demonstrated that there will be no significant adverse noise effect on residents.

25: Noise levels from either Doves Nest Farm or Lady Cross Plantation, during the operational phase, shall not exceed 42 dB LAr during the daytime (07.00 to 19.00

hours) and 28 dB LAr during the evening and night (19.00 to 07.00 hours). In addition, noise from fixed plant and equipment, including fans and winding gear, shall not exceed 25 dB LAr at any time. Noise levels are to be rated and assessed at the curtilage boundary of residential properties according to BS 4142: 2014.

There is also vibration criterion relevant to amenity impacts by virtue of conditions 26 to 29:

26: *Vibration from construction work on site and during operation (but excluding blasting) shall not exceed 0.3mm/s (PPV) at any residential property at any time.*

27: *Day time (07.00 hrs to 19.00 hrs) ground vibration as a result of underground chamber construction or blasting operations involved in shaft sinking shall not exceed a peak particle velocity of 6 mm/sec in 95% of all blasts measured over any period of 6 months and no individual blast shall exceed a peak particle velocity of 10 mm/s as measured at vibration sensitive buildings. Evening (19.00 to 22.00 hrs) ground vibration as a result of underground chamber construction or blasting operations involved in shaft sinking shall not exceed a peak particle velocity of 4.5 mm/sec in 95% of all blasts measured over any period of 6 months and no individual blast shall exceed a peak particle velocity of 6 mm/s as measured at Vibration Sensitive Buildings and Infrastructure.*

28: *Night time (22:00 hrs to 07.00 hrs) ground vibration from construction/blasting shall not exceed a peak particle velocity of 2 mm/s in 95% of blasts at residential properties and no individual blast shall exceed a peak particle velocity of 3 mm/s as measured at Vibration Sensitive Buildings and Infrastructure.*

29: *Prior to the commencement of any blasting operations associated with shaft sinking or chamber construction, a scheme for the monitoring of blasting vibration within 1 kilometre of the site shall be submitted to the MPA for approval. Blast monitoring shall take place in accordance with the approved scheme and the results forwarded to the MPA on a quarterly basis until the completion of those blasting operations.*

In support, the application has provided Noise and Vibration Management Plan – Phase 0 – NYMNP Condition 18 – Ladycross Plantation ref: 40-STS-LC-2100-EN-PL-00042 Rev 0 dated 15/02/2024.

The report helpfully breaks down condition 18 in Table 1-1 with a signpost to where it seeks to fulfil the relevant requirement, and the threshold criteria adopted within the report aligns to that of the aforementioned compliance conditions.

Noise/vibration-sensitive receptors are clearly defined (3.1.1).

Noise modelling has been carried out using software package SoundPLAN to predict no exceedance of the adopted noise criteria.

I am unable to verify conclusions drawn using SoundPLAN in absence of the software. However, in view of Appendix A modelling assumptions and input data, I do not intend to contest the modelling predictions. In any event, there are robust compliance conditions relevant to noise if, for instance, the input data is not precisely aligned to selected plant details and on-times.

Best Practicable Mean (BPM) measures are provided (5.2.1) and are proportionate when compared to the requirements of condition 18.

A continuous noise monitoring regime is provided (4.2) comprising four monitoring locations and, in view of Appendix B Figure B1, positioned in representative locations.

Complaints and/or suspected exceedances to noise criteria will be investigated in accordance with the Complaints Procedure set out within Appendix B of the Phase 3 Construction Environmental Management Plan (CEMP), which I am unable to locate within supporting literature. The Local Planning Authority should be satisfied that this procedure has so far served as an effective management tool for complaints.

In view of the aforementioned there are no objections to discharging condition 18.

Yours faithfully

Jack Hopper MSc MCIEH AMIOA
Senior Environmental Health Officer
Regulatory Services

From: SM-NE-Consultations (NE)
Sent: 06 March 2024 10:15
To: Planning
Subject: Re: NYM/2024/0123

Dear Sir/Madam

Our ref: 468409
Your ref: NYM/2024/0123

Planning consultation: Application for verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km² of the NYMNPA (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system)
Location: Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside

Thank you for your consultation.

Natural England currently has no comment to make on the discharge of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95.

If any of the conditions relate to protected species, please note the following:

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced [standing advice^{\[1\]}](#) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Matthew Dean
Natural England
Consultation Service
Hornbeam House
Crewe Business Park, Electra Way,
Crewe, Cheshire, CW1 6GJ



NORTH YORKSHIRE COUNCIL**LEAD LOCAL FLOOD AUTHORITY****CONSIDERATIONS and RECOMMENDATION**


Application No:	FL/NYM/2024/0123		
Proposed Development:	<p>Application for verification check of conditions 4, 18, 34, 42, 52, 57, 59, 60, 65, 68, 70, 71, 76, 80, 88, 89, 90, 91, 92, 93, 94 and 95 of planning approval NYM/2017/0505/MEIA at Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km2 of the NYMNP (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilton Complex (mineral transport system); Ladycross Plantation near Egton, Lockwood Beck Farm near Moorsholm, Tocketts Lythe, near Guisborough (intermediate shaft sites); site within the eastern limits of the Wilton Complex, Teeside (tunnel portal)</p>		
Location:	and at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead)		
Applicant:	Anglo American Woodsmith Ltd		
District/Borough:	North York Moors National Park Authority		
FRM Engineer:	FRM Officer	LPA Case Officer:	Mr M Hill

Note to the Planning Officer:

Thank you for consulting the Lead Local Flood Authority on the planning application referenced above.

The following documents are noted:

Date:	4 March 2024	Approved by:	Emily Mellalieu Flood Risk Management Team Leader
FAO:	Mr M Hill		
Issued by:	Mark Watson		

LEAD LOCAL FLOOD AUTHORITY CONSIDERATIONS and RECOMMENDATION		 NORTH YORKSHIRE COUNCIL
Continuation sheet:		
Application No:	FL/NYM/2024/0123	

- Ladycross Plantation Phase 9 Phasing Plan, Strabag, Reference 40-STS-LC-2100PA22-20127, Revision D, Dated 15/02/2024.
- Ladycross Plantation Supporting Letter, Lichfield, Reference 50303/04/HS/JCx/29623918v1, Dated 16/02/2024.

Recommendation to the Local Planning Authority:

The LLFA recommends the discharge of Condition 60 and 80 for Phase 9 of the above works based on the above information submitted to the Local Planning Authority.

From: Nick Mason

Sent: Monday, February 26, 2024 3:19 PM

To: Rob Smith

Subject: FW: NYM/2024/0123, Land at Woodsmith Mine (formerly Doves Nest Farm & Haxby Plantation), Sneatonthorpe (minehead); underneath 252 km2 of the NYMNPA (winning & working of minerals); a corridor extending underground from the edge of the NP boundary to Wilto

Importance: High

Hi Rob, no historic environment or archaeology comments on this CVC.

Thanks,

Nick Mason
Archaeology Officer

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP